



UPMC Mercy
Administration
1400 Locust Street
Pittsburgh, PA 15219

July 19, 2018

The Honorable R. Daniel Lavelle
Pittsburgh City Council
5th Floor, City-County Building
414 Grant Street
Pittsburgh, PA 15219

Re: UPMC Vision and Rehabilitation Hospital at UPMC Mercy

Dear Councilman Lavelle:

On behalf of UPMC Mercy, I want to thank you for the very constructive engagement we have had with you and your office regarding our application to amend our Institutional Master Plan (IMP) to account for the proposed construction of a state-of-the-art facility devoted to treatment of diseases of the eye, restoration of lost vision, and technology-assisted rehabilitation services for people with physical and cognitive ailments. As you know the amendment is necessary, because our previously-approved IMP contemplated a now-unneeded power plant for that site.

After considerable community engagement and in furtherance of our discussions with you we want to specify some of the community benefits that UPMC Mercy will provide in conjunction with the proposed project:

- **CHARITY CARE, RESEARCH AND EDUCATION.** UPMC Mercy will annually provide approximately the following:
 - \$22 million in charity care and unreimbursed amounts for programs for the poor;
 - \$4 million in community health programs and donations; and
 - \$18 million in medical research and education.
- **COMMITMENT TO ADDRESSING COMMUNITY HEALTH NEEDS.**
 - UPMC Mercy will develop an addiction medicine specialty clinic on its campus to serve this vulnerable population.
 - UPMC Mercy will develop an inpatient Integrated Medical Care Unit for the purposes of serving patients with dual medical and behavioral health diagnoses.
 - UPMC Mercy will also continue to invest in and grow its primary care and stroke care programs.
 - UPMC Mercy will partner with Mercy medical staff physician Dr. Jim Withers and his Operation Safety Net program to fund a new fellowship position in Street Medicine, which will provide ongoing medical care and support to the homeless population in the City of Pittsburgh.

- **EMPLOYMENT OUTREACH.**
 - UPMC Mercy will hold job fairs, interview events, and resume workshops for opportunities at UPMC Mercy and the Mercy Vision and Rehabilitation Facility, as well as events to help residents connect with trade apprenticeship programs.
 - UPMC Mercy will implement or partner for employment training with Project SEARCH, Auberle, the Partnership for Workforce Readiness and Retention, and UPMC Mercy's own training programs for environmental services and nursing assistants.
 - UPMC Mercy will hold at least one "Community All Access Day" at or around the opening of the Mercy Vision and Rehabilitation Facility where residents can learn about employment opportunities.
 - UPMC and UPMC Mercy will participate actively in the City's newly formed Pittsburgh Construction Workforce Partnership.
- **MWBE AND VETERAN ASSISTANCE.** UPMC Mercy will hold an event centered on procurement opportunities for business entities owned by women, minorities, or veterans;
- **MEDICAL RESPITE CARE UNIT.** UPMC and UPMC Mercy will work with McAuley Ministries, Bethlehem Haven, and Pittsburgh Mercy Behavioral Health to develop and fund a 10-15 bed post-acute medical respite care facility at Bethlehem Haven for their target populations.
- **GREEN SPACE.** UPMC Mercy will assure adequate green space at the UPMC Mercy Vision and Rehabilitation Hospital.

I also would like to mention that the completion of this project will result in significant additional tax revenue for the City. The site is currently occupied by a 400-space employee parking lot that annually generates a minimal amount in parking taxes and is exempt from real estate taxes. The proposed project, as currently designed, will have an additional 700 parking spaces and will house several functions that would result in the payment of real estate taxes on the space they occupy. Our current estimate of the additional tax revenues to the City is approximately \$1.25 million annually.

Please know that UPMC Mercy remains committed to serving the City of Pittsburgh and its residents as this exciting new development unfolds on the UPMC Mercy campus.

Sincerely,



Michael A. Grace, FACHE
President, UPMC Mercy

cc: Office of Mayor William Peduto
414 Grant Street, 5th Floor
Pittsburgh, PA 15219
Attention: Mayor William Peduto